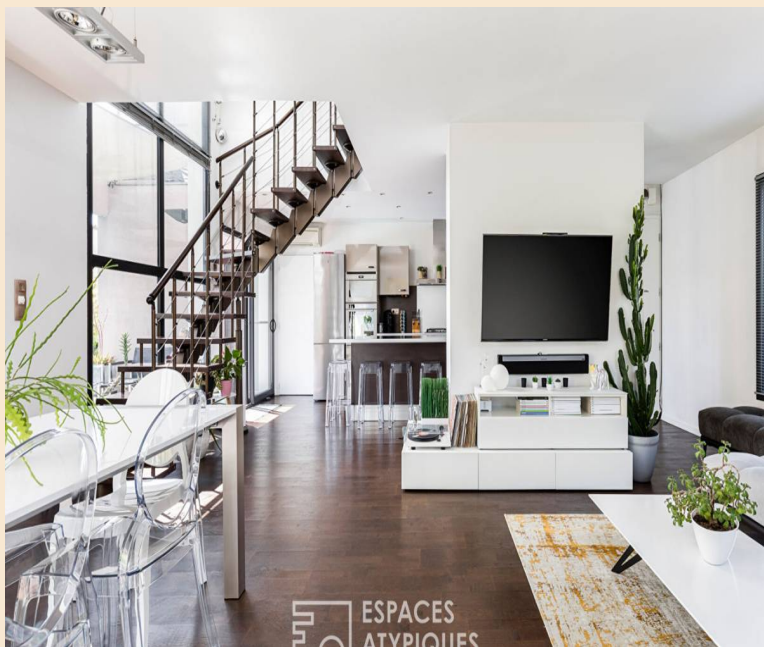


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Elegant contemporary house with swimming pool 15 minutes from Toulouse

Haute-Garonne , Occitanie



€630,000

inc. of agency fees

4 Beds 2 Baths 147 sqm 0.05 ha

In the quiet of a residential street, this contemporary house offers 150 sqm of living space on a 500 sqm plot. Designed to offer a fluid and comfortable...

At a Glance

Reference MFH-EATEA2-10858

Near to Toulouse

Price €630,000

Bed 4

Bath 2

Hab.Space 147 sqm

Land 0.05 ha

Pool Yes

Land Tax N/A

Property Description

In the quiet of a residential street, this contemporary house offers 150 sqm of living space on a 500 sqm plot.

Designed to offer a fluid and comfortable living environment, it has a beautiful open living room, 4 bedrooms upstairs and a swimming pool with a semi-open terrace, all just a 5-minute walk from shops, schools and the metro.

The entrance leads to a 56 sqm living space with clean lines, consisting of a living-dining room and a fully equipped open kitchen. Large bay windows allow natural light to enter every corner, accentuating the feeling of volume. The metal and wood staircase, with its resolutely industrial style, structures the space with elegance and gives a strong aesthetic signature to the whole.

The upper floor accommodates a master suite and 3 other bedrooms, one of which benefits from its private terrace, all bathed in light, designed to offer privacy and tranquility to each member of the household. The layout ensures a clear separation between the living and sleeping areas, ideal for family use. A functional laundry room and a garage complete the amenities on the ground floor.

Outside, the custom-made swimming pool harmoniously blends into the wooded garden, conducive to relaxation and shared moments. A semi-shaded terrace naturally extends the living room, inviting you to enjoy the beautiful days in a green and preserved environment. The enclosed and landscaped grounds offer a beautiful balance between privacy and conviviality.

The location of the house makes daily life easier thanks to the immediate proximity of public transport, schools, and local shops. With its contemporary architecture, its meticulous finishes, and its ideal location in a dynamic but peaceful urban environment, this is an ideal address for lovers of modern comfort looking for an elegant and functional property. Property

subject to the status of the co-ownership of 29 lots concerning the outdoor spaces / annual co-ownership charges: EUR100 Metro (line B), schools and shops 5 minutes on foot - Motorway 2 minutes by car

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,580 and EUR2,190 Information on the risks to which this property is exposed is available on the Géorisques website

Commercial agent: Marina Sanchez - EI - RSAC number 932 117 831 - 06 66 24 80 45

Condominiums of 29 units (No proceedings in progress).

Annual expenses : 100 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€630,000

Key Information

Year Built:	2009
Internal Area:	147 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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